STANDARD APPLICATION Harford County Board of Appeals Bel Air, Maryland 21014 HARFORD COUNTY COUN

Shaded Areas for Office Use Only

Type of Ap	pplication	Nature of Req	uest and Section(s) o	f Code	
Administrative Decision	Administrative Decision/Interpretation Special Exception		(PE Use Variance		
X Use Variance		ELECTION DISTRICT 03 LOCATION 812 Old Fallston Road, Fallst			
	Change/Extension of Non-Conforming Use Minor Area Variance Area Variance		BY George Martin and Rene Conley, 900 Old Fallston Road, Fallston Appealed because a use variance pursuant to Sec. 267-32 Table I of the Harford Cour		
Variance from Requiren Zoning Map/Drafting C		Code to allow construction ser			
pplicant/Owner (please p	rint or type)				
Coorner Manual I	G - 1				
ame George Martin			Number 410-80	3-1200	
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Land Description
Address and Location of Property 812 Old Fallston Road
Fallston, Maryland 21047
Subdivision N/A Lot Number
Acreage/Lot Size Election District Zoning R ß
Tax Map No. 0055 Grid No. 0001B Parcel 0734 Water/Sewer: Private X Public
List ALL structures on property and current use: Single family dwelling used for offices
Monday through Friday
Estimated time required to present case: 1 hour
If this Appeal is in reference to a Building Permit, state numberN/A
Would approval of this petition violate the covenants and restrictions for your property?No
Is this property located within the County's Chesapeake Bay Critical Area? Yes No X
If so, what is the Critical Area Land Use designations:
Is this request the result of a zoning enforcement investigation? Yes X No
Is this request within one (1) mile of any incorporated town limits? Yes NoX
Request
See attached photographs, plat and "Additional Information".
Owner resides on adjacent lot and operates office for existing
business on subject property. Used by self and spouse and 4 employed
Monday through Friday 8:00 - 5:00. No traffic generated. Parking
available on property 18 x 50 pad.
Justification See attached "Justification"

If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)

JUSTIFICATION

The requested use variance is needed because the building on the premises (zoned for residential use), as explained below, cannot be rented for residential purposes or sold for residential use. The space used for offices on the premises has expanded so that all of the available rooms in the residence are now used for office space and storage of records.

Septic system difficulties at the premises make sale of the premises for residential use, impossible. The building is on an operational cesspool that prevents residential use. Even if applicants tried to correct the cesspool problem, a perc test is required to conform to County Code. The perc test cannot be performed until the wet season, February, March or April. If the ground doesn't perc the premises can't be sold unless a new septic system meeting county codes is installed. Land in this area does not perc for septics. If the land does perc the cost of the new septic system is approximately \$7,000. If the land does not perc no residential use can be made of the property.

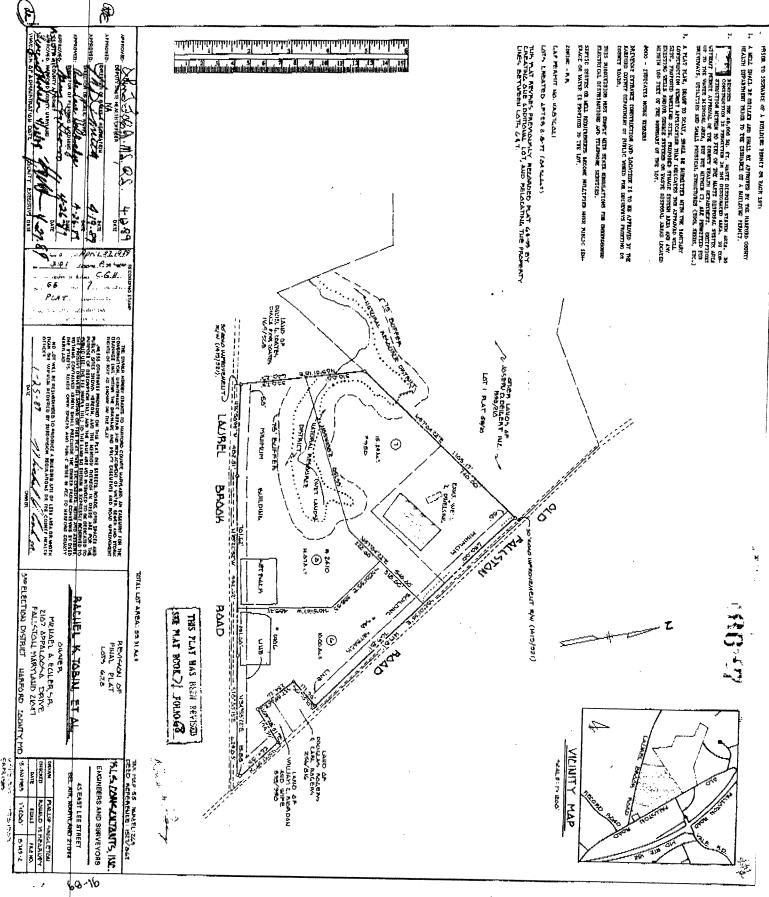
The present septic system supplies the septic needs for employees and applicants in its present state.

The premises cannot be rented for residential use. The well water cannot be used for drinking or cooking because the high iron content discolors water, fixtures and clothing washed in the water. The water gives food a peculiar taste. No tenant will accept the premises for rental unless the iron is removed from the water before use. This is a costly repair. Water from existing well is used for toilet flushing only. Applicants provide employees with drinking water.

The water at 900 (next door), where the applicants' family resides, is supplied from a different well not available to the subject premises.

Photographs of exterior of premises are attached.

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